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Asset Chain Limited
財富鏈有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 616)

PROFIT WARNING

This announcement is made by Asset Chain Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the "**Board**") of directors (the "**Director(s)**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors of the Company that based on the preliminary assessment of the unaudited consolidated management accounts of the Group and the information currently available to the Board for the six months ended 30 September 2026 (the "**Period**"), the Group is expecting to report a net loss of approximately HK$133 million for the Period as compared with a net loss of approximately HK$27 million for the six months ended 30 September 2025. The expected increase in net loss was mainly attributable to, among other things, (i) the increase in distribution and selling expenses which is consistent with the increase in property sales; (ii) the increase in loss on changes in fair value of investment properties and financial assets at fair value through profit or loss; (iii) the write-down on properties held for sales, net; and (iv) the increase in finance costs.

The Company is still in the process of finalising the interim results of the Group for the Period. The information contained in this announcement is only based on the preliminary assessment by the Board according to the latest unaudited consolidated management accounts of the Group and not based on information or figures audited or reviewed by the auditor of the Company and/or the audit committee of the Company. The Shareholders and potential investors of the Company should read carefully the interim results announcement of the Group for the Period which is expected to be published on or before 30 November 2026.

The Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
Asset Chain Limited
Lai Law Kau
Chairman and Chief Executive Officer

Hong Kong, 20 November 2026

As at the date hereof, the Board comprises Mr. Lai Law Kau, Ms. Lui Yuk Chu and Mr. Kwong Jimmy Cheung Tim as executive Directors; and Mr. Kan Ka Hon, Mr. Lau Sin Ming and Mr. Wu Koon Yin Welly as independent non-executive Directors.

In case of any inconsistency, the English version of this announcement shall prevail over the Chinese version.